



3501 Griffin Road
Hollywood, FL 33312
Tel: (954) 266-2700 Fax: (954) 266-2701

SCHEMATIC DESIGN MEETING MINUTES REVIEW

Date/Time: 6/26/17 11:00 am

Location: City of Margate, FS 58/2

City of Margate
Project Name: Fire Station No. 58/2 Replacement
SMA Project No.: 2017-105

I. PARTICIPANTS –

Fire Chief Dan Booker – City of Margate
Division Chief Rick Donahue – City of Margate
Director Reddy Chitepu – City of Margate
Norman Schwartz, PM Architect – Saltz Michelson Architects
Alexandra Andrei, PS/BIM – Saltz Michelson Architects
Maryann Fichera – FPL
Joselyn Wright – FPL
City Manager – City of Margate
Other members in the entourage of the City Manager and the Fire department joined the meeting after it's commencement.

II. CALL TO ORDER –

Meeting began at 11:00 am.

III. AGENDA ITEMS –

1. SMA presented a preliminary floor plan with the existing footprint overlay in an effort to showcase the client's space requirement for the future Fire station.
2. Key items discussed:
 1. FPL representatives outlined that recently FPL has changed the regulations in regards to building within the FPL easements which align with the FERC (Federal Energy Regulatory Commission) regulations which don't allow any structures to be erected within an FPL easement. Next to the Fire station there are Hi-tension lines which have a 285' easement
 2. The current Fire station's generator room is overlapping this easement and is currently grandfathered in.
 3. At the edge of the Hi-tension lines easement there is the FPL feeder transmission line which have a 15' setback, these are also governed by the same FERC regulations and no structure shall be erected within this easement.
 4. A solution which was discussed involves burring the current feeder lines. In this scenario the easement is 5' either side of the buried line. The cost for burring these lines for approximately 1,000'-1,200' is approximately \$100,000, plus an FPL vault which is \$50,000 and secondary electrical feeder which also add to the cost. An estimate will be put together by Mary-Ann.
 5. The proposed parking lot cannot be secured from the FPL point of view. If fencing is required, two 16' wide gates need to be provided at front and back of the enclosed parking with FPL approved locking mechanisms. Fencing requires easement board approval and can be restricted to mainly chain-link.
 6. Trash dumpster or lighting poles are NOT allowed for the parking lot within any FPL easements.
 7. A building layout solution for the site castrates involves building a 2-story solution. With the truck

	<p>bays and public space on the ground floor and all other uses on second floor. Architect advised that this solution will involve extra cost for an elevator, two means of egress, extra insulation above the bays and other possible expenses which will need to be quantified.</p> <ol style="list-style-type: none"> 8. Other building layout solutions discussed would involve a 2-story building but with an extra building located to the north of the current site with its own parking and possible secured parking area. 9. Any of the 2-story schemes requires the layout to encroach on the city defined 25' setback. The city engineer and City manager confirmed that they can work with the design team to find the best possible solution. 10. The City manager is considering the option of relocating the Fire station on the different site with staff. 11. The City manager and City Engineer advised the design team to hold work until all options are discussed internally with City staff. The City will contact SMA and schedule next meeting.
3.	<p>Key items discussed after the City manager left:</p> <ol style="list-style-type: none"> 1. FPL advised that new Fire stations and commercial uses commonly have a 120-208v “y” three phase service. 2. The city’s electrical engineer confirmed by phone that the current service to the building is 120-240 v three phase open “delta”. Depending on the type of equipment run in this facility the power supply might not be sufficient for the load. Since this is an essential facility the load would preferably need to be estimated in the early stages of design in order to determine if the current service is sufficient. The 120/ 208v requires a new transformer and the service comes at a surcharge in comparison to the current monthly bill. 3. FPL handed out the “Right-of-way use” – Customer guidelines form (attached) 4. In addition attached are the survey, proposed and new station comparison FPL lines docs.
4.	City engineer requested a copy of the CAD showing proposed preliminary design and FPL overlay.

END OF MINUTES

Respectfully submitted,
Saltz Michelson Architects
Norman I. Schwartz, AIA, LEED GA - Project Manager

RIGHT OF WAY USE - CUSTOMER GUIDELINES

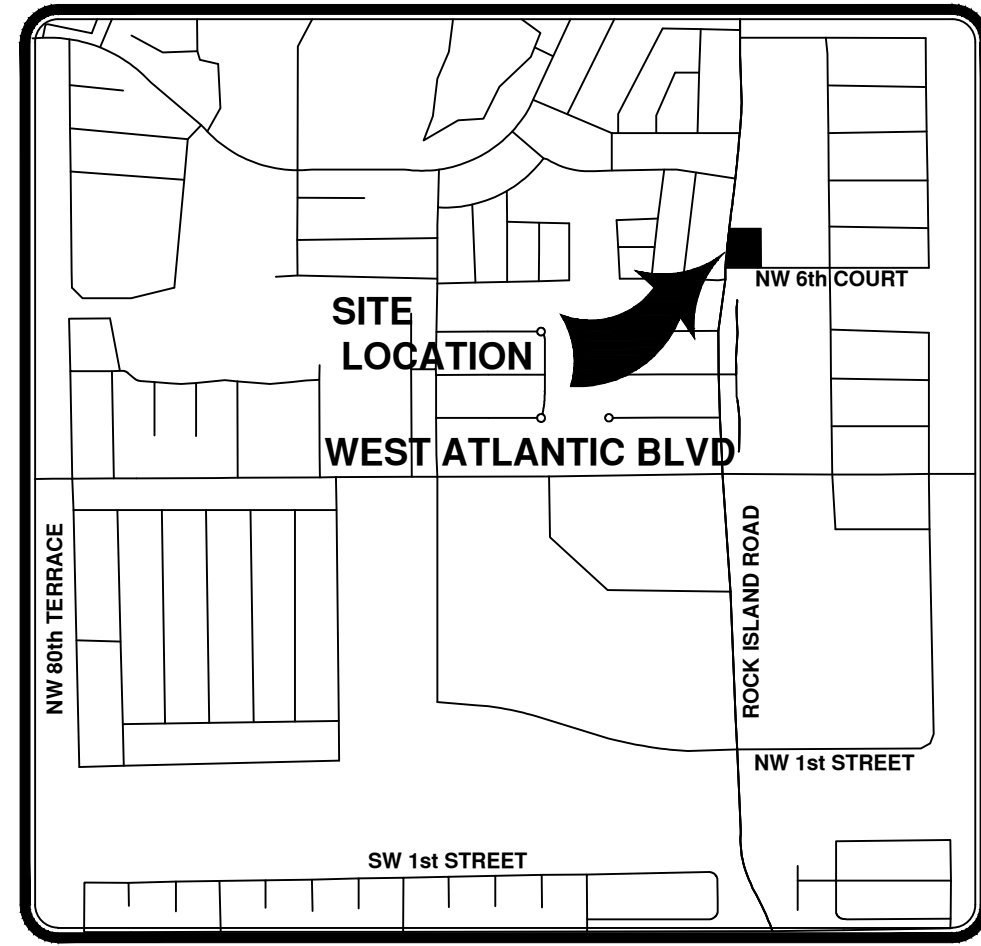
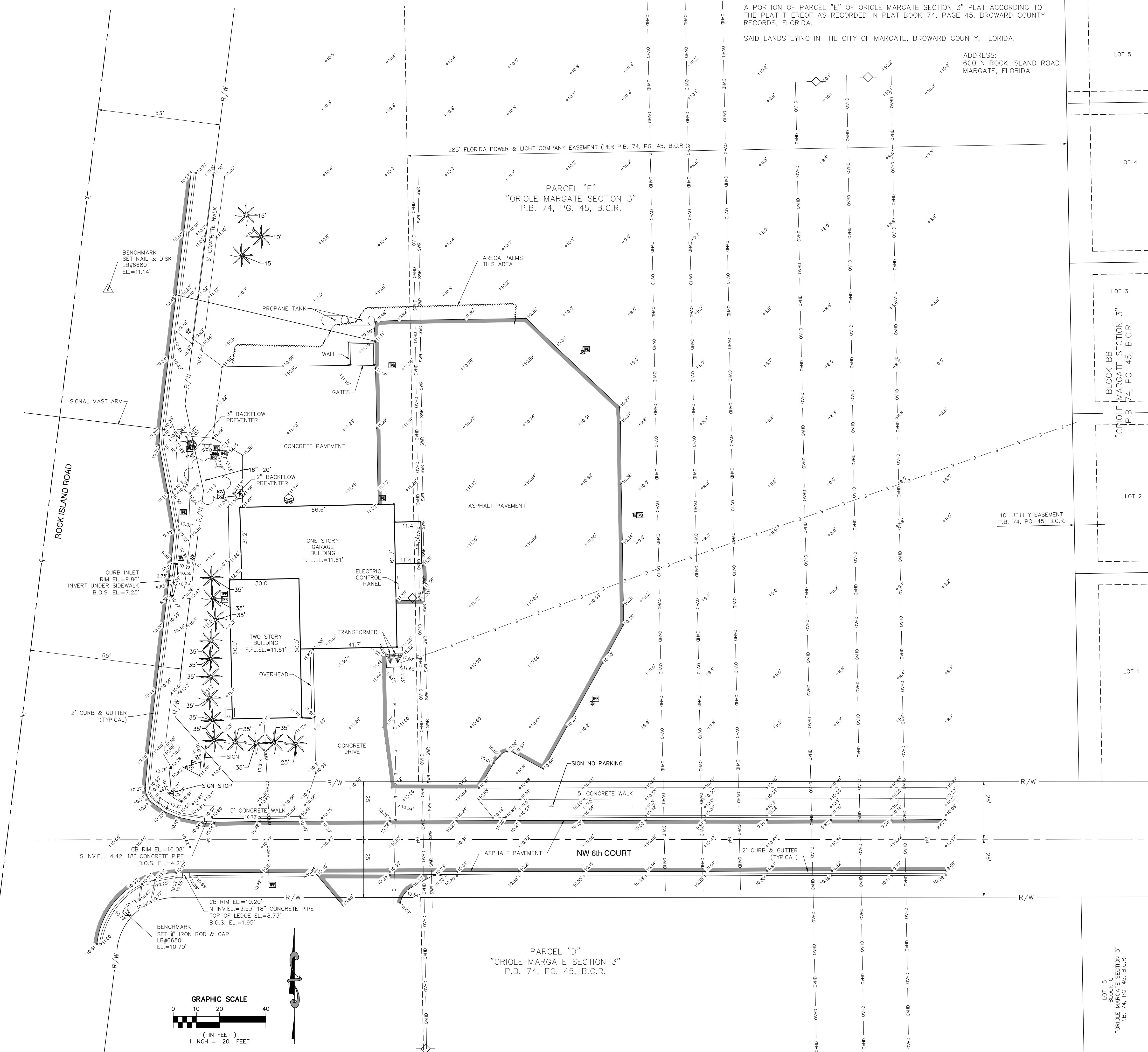
Any use of FPL Right of Way requires a Right of Way Consent Agreement. FPL must have the capability at all times to construct, operate, maintain and restore its transmission and distribution facilities now located, or to be located, within its Rights-of-Way. Any use of FPL's Rights-of-Way by the underlying owner, or owner's assigns, which would prevent or unreasonably restrict FPL from performing these activities, or is considered by FPL as hazardous, is not allowed. Safety is a main concern, so the following guidelines are based on National Electrical Safety Code requirements, as well as good engineering principals and practices. These guidelines are general in nature and may vary in some instances depending upon construction type, easement terms, etc.

- I. The following activities, either temporary or permanent in nature, are **not** allowed within the limits of FPL's Rights-of-Way:
 - A. The placement of structures, buildings, mobile homes or trailers, recreational vehicles, satellite receiver systems, towers, swimming pools and associated equipment, cemetery sites, wells, septic tanks, storage tanks, dumpsters, trash, flammable material, building materials, disabled vehicles, motor boats, and sailboats.
 - B. Flooding all or any portion of the Right-of-Way.
 - C. Wet retention systems, ponds, and/or lakes.
 - D. Conservation easement and or mitigation areas.
 - E. The use of explosives
 - F. The attachment of signs or other items to FPL's facilities.
 - G. Any activity that might encourage or attract the public to participate in recreational activities which might cause an unsafe condition to exist.
 - H. Operating equipment capable of extending beyond a height of 14 feet above existing grade.
 - I. Storage of equipment capable of exceeding 14 feet in height.
 - J. The planting of trees, shrubs, plants, etc. capable of exceeding a height of 14 feet above existing grade at maturity, or containerized plants that would exceed a height of 14 feet above existing grade when lifted.
 - K. Fires of any kind, including the burning of any debris, except permitted controlled backing fire.
 - L. Required parking.
- II. A minimum 75 foot area clear of any activities, measured from each side of the centerline of the existing and/or planned pole(s)/structures, and a linear route (patrol road) 20 feet in width, with no more than 10:1 sloping, in an approved location within the easement, are required to ensure FPL vehicular access to its poles, guys, conductors and appurtenances and therefore can not be used for any purpose.
- III. The following activities **may** be allowable, but require an FPL consent agreement:
 - A. Excavation or buried facilities of any kind.
 - B. A change in the existing ground elevation.
 - C. Ditches crossing the Right-of-Way, must provide crossings that meet FPL specifications and are fully permitted by the appropriate jurisdictions.
 - D. Road crossings. Dropped curbing and median cuts of a minimum of 25 feet in width, and containing no more than 10:1 sloping, to be provided at locations designated by FPL.
 - E. Fencing, providing the fencing is grounded to FPL specifications, does not prohibit access to structures and 16 foot gates are installed in FPL's patrol/access areas and other locations designated by FPL. Gates must accommodate FPL locks.
 - F. Overflow parking is generally permitted. FPL's expansion and maintenance programs may require the use of a required parking space(s), thereby no longer allowing the requesting party to meet governmental parking requirements.
 - G. Spraying of pesticides provided it is done in a manner so as to prevent the spray from making contact with FPL's facilities.
 - H. Irrigation systems, provided they are constructed of a non-metallic material and do not extend beyond 14 feet above grade. Sprinkler heads must be set to prohibit spray from making contact with FPL facilities. Above-ground irrigation systems are not to be installed within or across FPL's patrol roads or access areas. Underground irrigation systems may cross patrol roads or access areas provided the system is buried a minimum depth of one foot below grade.

Owner is responsible to maintain the property according to the county ordinances which apply, including trash removal of dumped items, mowing and trimming existing trees to a height no higher than 14 feet.

To avoid unnecessary expense, it is recommended that a meeting be held with FPL in the early stages of planning a project to secure preliminary approval of conceptual plans. Final approval can only be obtained after FPL has been provided final construction plans. To arrange a meeting please refer to the FPL Consent Application Form for the necessary FPL contact information.

V:\PROJECTS\2017\17-00034 - FS 2-58 MARGATE SURVEY\DRAWINGS\17-00034-12.DWG 5/17/17 by LP0043K



LOCATION MAP N.T.S.

SYMBOL LEGEND:

- CONCRETE LIGHT POLE
★ LIGHT POLE
○ CLEAN OUT
○ FLOOD LIGHT
○ IRRIGATION CONTROL VALVE
○ FIRE HYDRANT
○ WIRE PULL BOX
○ ELECTRIC SERVICE BOX
○ WATER METER
○ WATER VALVE
○ STREET SIGN
○ MULTI COLUMN SIGN
○ WOOD POWER POLE
○ SIGNAL MAST ARM
○ CABLE TV SERVICE BOX
○ BACKFLOW PREVENTER
○ STANDPIPE
○ TANK
○ TRANSFORMER
- UTILITY LEGEND:
— SWR — FORCE MAIN
— COM — FIBER OPTIC PAINT MARKS
— E — UNDERGROUND ELECTRIC
— OVHD — OVERHEAD ELECTRIC LINE
- ABBREVIATIONS:
F.F.L.E.L. — FINISHED FLOOR ELEVATION
EL. — ELEVATION
INV. — INVERT
B.O.S. — BOTTOM OF STRUCTURE
DIA. — DIAMETER
C.L. — CENTERLINE
P.B. — PLAT BOOK
PG. — PAGE
B.C.R. — BROWARD COUNTY RECORDS
R/W — RIGHT OF WAY
- PALM HEIGHT IN FEET
TREE LEGEND:
★ PALM TREE
- FLOOD INSURANCE NOTES:
ZONE: X
BASE FLOOD ELEVATION: N/A
COMMUNITY PANEL NO: 120047 0355 H
DATE OF FIRM INDEX: 8-18-2014
MAP NUMBER: 12011C0355 H

SURVEYOR'S NOTES:

- SUBJECT PROPERTY WAS NOT ABSTRACTED BY THIS FIRM FOR EASEMENTS, RIGHTS-OF-WAY, RESERVATIONS OR OTHER MATTERS OF RECORD.
- SCALE OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY.
- ELEVATION NOTE:

ELEVATIONS ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), ARE SHOWN THUS: $\times 10.20$ AND ARE BASED ON BROWARD COUNTY BENCHMARK #1569 DESCRIBED AS FOLLOWS:
"SQUARE" CUT ON THE NORTHWEST CORNER OF A BUILDING SLAB OF CUMBERLAND FARMS STORE AT 6900 WEST ATLANTIC BOULEVARD.

ELEVATION = 14.529' (NGVD 29) - 1.55' = 12.979' (NAVD 88)
ELEVATIONS AS SHOWN WERE CONVERTED FROM THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29) TO THE NORTH AMERICAN VERTICAL DATUM (NAVD 88) USING THE FOLLOWING CONVERSION: NGVD 29 VERTICAL DATUM (IN FEET) - 1.55' = NAVD 88 VERTICAL DATUM. THE CONVERSION FACTOR WAS OBTAINED FROM THE NATIONAL GEODETIC SURVEY WEBSITE ORTHOMETRIC HEIGHT CONVERSION PROGRAM USING THE LATITUDE AND LONGITUDE OF THE PROJECT LOCATION TO DETERMINE A CONVERSION FACTOR FOR THIS SPECIFIC LOCATION.

4. UTILITIES ARE DEPICTED PER A SUBSURFACE UTILITY INVESTIGATION CONDUCTED ON MAY 17TH 2017. INDUSTRY STANDARD GEOPHYSICAL PROSPECTING TECHNIQUES WERE USED IN CONJUNCTION WITH GROUND PENETRATING RADAR TO DETECT UNDERGROUND UTILITY LINES IN AREAS SPECIFIED BY THE CLIENT. DUE TO SITE CONDITIONS AND INHERENT LIMITATIONS WITH CURRENT TECHNOLOGY, NO GUARANTEE IS EXPRESSED THAT ALL UTILITIES WERE SUCCESSFULLY DETECTED AND LOCATED. CLIENT / CONTRACTOR IS HEREBY ADVISED TO CONTACT SUNSHINE STATE ONE CALL OF FLORIDA AT 811 PRIOR TO ANY EXCAVATION. MILLER LEGG SHALL NOT BE HELD LIABLE FOR DAMAGE CAUSED TO UTILITIES DURING CONSTRUCTION.

I HEREBY CERTIFY THAT THIS SURVEY MEETS STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, DATED THIS 11TH DAY OF MAY, 2017 A.D.

Martin P. Rossi
MARTIN P. ROSSI
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTRATION No. 5857

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SKETCH OF TOPOGRAPHIC SURVEY



CERTIFICATE OF AUTHORIZATION			
EB7318 LB6680 LC0337			
DES.	DWN.	CHK.	MR.
PROJECT / FILE NO.			
17-00034			
DRAWING NO.			
SH-1			
DATE DRAWN:	1	OF	1
5/16/17			

FIRE STATION 2-58 MARGATE SURVEY

FOR: CITY OF MARGATE, BROWARD COUNTY, FLORIDA

REV.	DATE	REVISIONS
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

FIRE STATION NO. 58/2 REPLACEMENT
CITY OF MARGATE
OPTION 3

SALTZ MICHELSON
ARCHITECTS

3501 Griffin Road
Ft. Lauderdale, FL 33312
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sma@saltzmichelson.com

AA-0002897

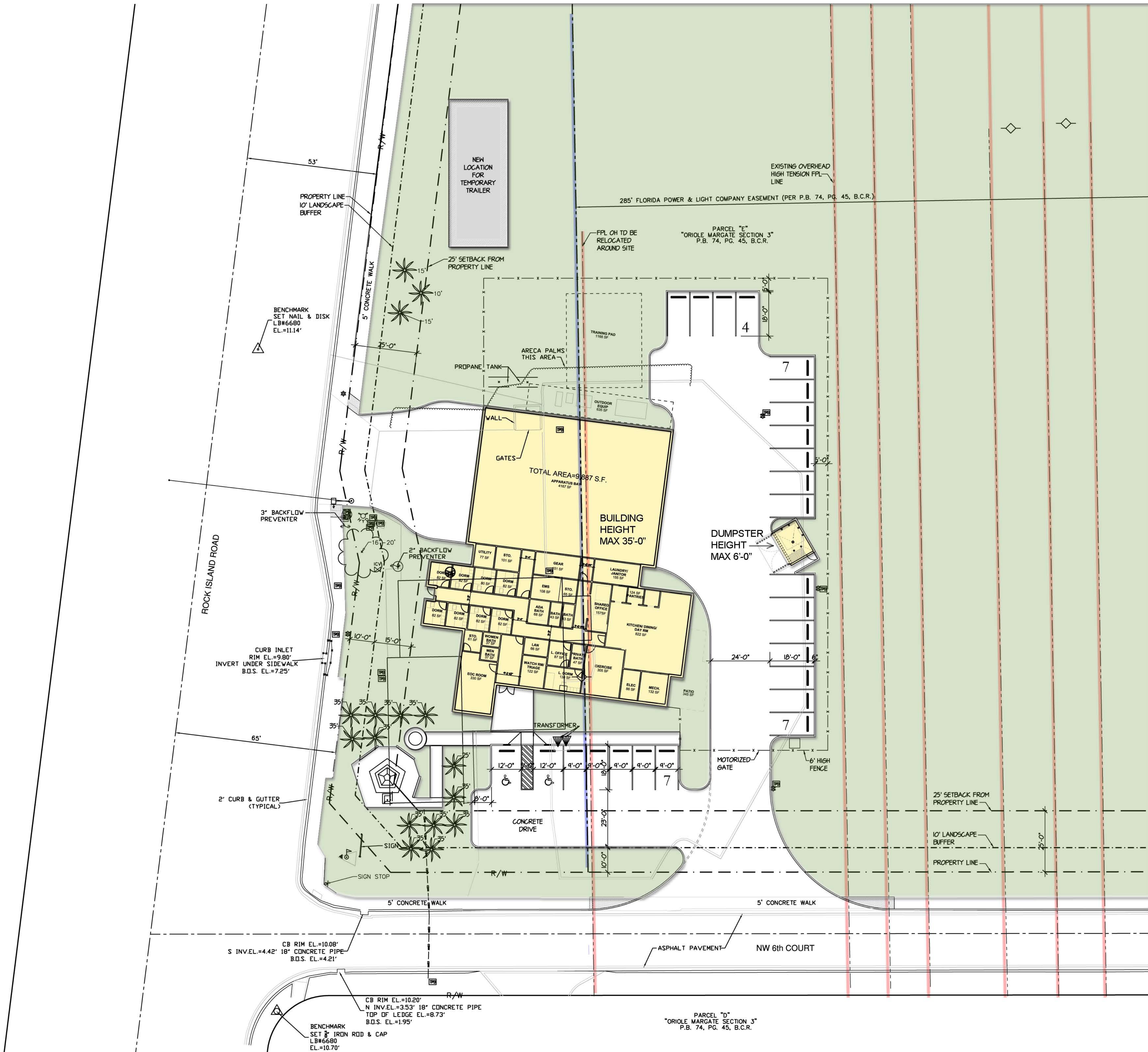
Charles Michelson AR0009976

Project No.:
2017-105
Drawn By:
GM
Checked By:
NS
Date:
06/06/17

REVISIONS

Drawn by: S:\projects\2017\2017-105\58-2\58-2.dwg Project: 2017-105-1.dwg
Checked by: S:\projects\2017\2017-105\58-2\58-2.dwg Project: 2017-105-1.dwg
Date: 06/06/17
Project: 2017-105-1.dwg

NEW



NEW FIRE STATION SITE PLAN
SCALE: 1" = 20'